102.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	571,500 / 571,500
					USE VALUE:	571,500 / 571,500
					ASSESSED:	571,500 / 571,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
197		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STATHIS JOHN P
Owner 2:	STATHIS GEORGE P
Owner 3:	
Street 1:	197 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STATHIS EVLAMBIA -
Owner 2:	-
Street 1:	197 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 972 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	150,900	600	420,000	571,500
Total Card	0.138	150,900	600	420,000	571,500
Total Parcel	0.138	150,900	600	420,000	571,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 587.96 | /Parcel: 587.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 65850
GIS Ref:
GIS Ref:
Insp Date: 08/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	150,900	600	6,000.	420,000	571,500	571,500	Year End Roll	12/18/2019
2019	101	FV	138,800	600	6,000.	426,000	565,400	565,400	Year End Roll	1/3/2019
2018	101	FV	143,200	600	6,000.	318,000	461,800	461,800	Year End Roll	12/20/2017
2017	101	FV	143,200	600	6,000.	288,000	431,800	431,800	Year End Roll	1/3/2017
2016	101	FV	143,200	600	6,000.	276,000	419,800	419,800	Year End	1/4/2016
2015	101	FV	142,400	600	6,000.	234,000	377,000	377,000	Year End Roll	12/11/2014
2014	101	FV	142,400	600	6,000.	222,000	365,000	365,000	Year End Roll	12/16/2013
2013	101	FV	142,400	600	6,000.	211,200	354,200	354,200		12/13/2012

!8162!

PRINT

Date	Time
12/10/20	22:44:39

LAST REV

Date	Time
09/24/18	10:11:03

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8162

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STATHIS EVLAMBI	53660-267		10/9/2009	Family	10	No	No		
	12032-417		7/9/1971		27,000	No	No		N

USER DEFINED

Prior Id # 1:	65850
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	Meas/Inspect	BS	Barbara S
4/15/2009	Measured	372	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	5									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	49750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	218735
Depreciation:	67808
Depreciated Total:	150927

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

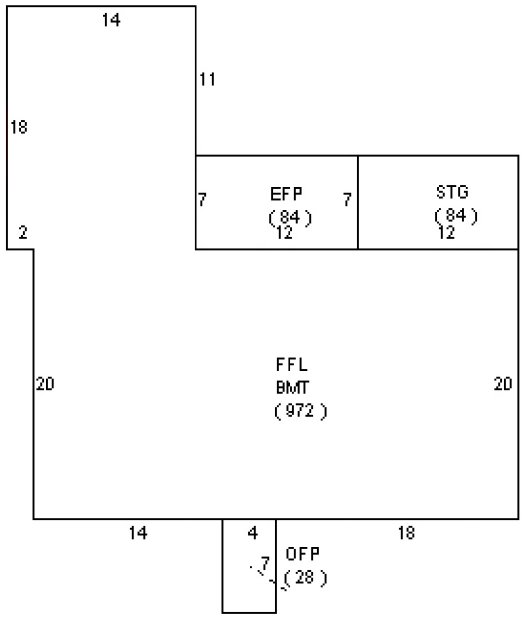
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	70.51
Final Total:	150900	Val/Su SzAd	155.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	972	38.470	37,394
FFL	First Floor	972	128.240	124,647
EFP	Enclos Porch	84	59.630	5,009
STG	Storage	84	8.380	704
OFP	Open Porch	28	44.000	1,232

Net Sketched Area:	2,140			Total:	168,986
Size Ad	972	Gross Are	2140	FinArea	972

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 102.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
40	Lean-To	D	Y	1	11X16	F	PR	1994	4.60	T	32	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600